

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
H.L.C. 05/05/04 Item 6.a.

File Number
PDC03-094 / GP03-03-17

Application Type
Planned Development Zoning / General Plan
Amendment

Council SNI
3 University

Planning Area
Central

Assessor's Parcel Number(s)
472-21-034, -037, -040, -041, -083, -084, -099, -102;
472-22-060, -061, -062

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Lee Butler

Location: Southeast corner of South 12th Street and Orvis Avenue (San Jose Christian College site)

Gross Acreage: 8.83

Net Acreage: 5.62

Net Density: 10.7 DU/AC

Existing Zoning: R-1-8 Single-Family
Residence & CP Commercial Pedestrian

Existing Uses: San Jose Christian College & Single-family detached residential

Proposed Zoning: A(PD) Planned
Development

Proposed Use: Single-family detached residential

GENERAL PLAN

Completed by: FLB

Existing Land Use/Transportation Diagram Designations
Medium Low Density (8 DU/AC), Medium Density (8-16 DU/AC),
and Medium High Density (12-25 DU/AC)

Project Conformance:
☐ Yes ☒ No
☒ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: FLB

North: Residential

R-1-8 Single-family Residence

East: Coyote Creek

R-1-8 Single-family Residence

South: 280 Highway / Coyote Creek / Public Park

R-1-8 Single-family Residence

West: Residential

R-1-8 Single-family Residence & R-M Multiple Residence

ENVIRONMENTAL STATUS

Completed by: FLB

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☐ Exempt
☒ Environmental Review Incomplete

FILE HISTORY

Completed by: FLB

Annexation Title: Original City

Date: 3/27/1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☐ Recommend Approval
☒ Recommend Approval with Conditions
☐ Recommend Denial

Date _____

Approved by: _____

CURRENT OWNER	DEVELOPER / FUTURE OWNER	ARCHITECT
San Jose Christian College 790 S. 12 th St. San Jose, CA 95112	KB Home South Bay, Inc, Steve Bull 6700 Koll Center Pkwy, Ste 200 Pleasanton, CA 94566	Strauss Design, Ralph Strauss 1240 Central Blvd., Suite B Brentwood, CA 94513

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: FLB

None

Other Departments and Agencies

None

GENERAL CORRESPONDENCE

Letters from the University Neighborhood Coalition and Campus Community Association

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The subject site consists of 8.83 gross acres near the southeast corner of S. 12th St. and Orvis Ave. Three properties are also located between S. 11th St. and S. 12th St. near the intersection of Virginia St. The subject properties currently have R-1-8 Single-family Residential and R-M Multiple-family Residential Zoning designations, and the subject properties currently range in General Plan Land Use / Transportation Diagram designations from Medium Low Density (8 DU/AC), Medium Density (8-16 DU/AC), and Medium High Density (12-25 DU/AC) Residential. The applicant is proposing to change the Zoning of the entire property to A(PD) Planned Development and to change the General Plan Land Use / Transportation Diagram designation of the entire property to Medium Density Residential (8-16 DU/AC). The proposed Rezoning would demolish the majority of the existing residences and other structures at the site and would preserve five homes on the south side of Orvis Ave. This is discussed in more detail below in the “Historic Resources Description” section.

The western portion of the site is relatively flat, however, there is an approximate 18 foot abrupt grade change running southwest to northeast along the eastern portion of the site. The area to the east of this grade change is in the floodplain and is within a Santa Clara Valley Water District easement. The applicant proposes to dedicate this 3.21 acre area to the Department of Parks and Recreation for use as a public park.

Existing residential uses surround the site to the north and west. Coyote Creek runs to the east and south of the site, and Highway 280 runs east/west directly to the south of the project area at an elevated level of approximately 30 feet. Beyond the freeway to the south is a public park.

HISTORIC RESOURCES DESCRIPTION

A historic report, titled “Historical and Architectural Evaluation, San Jose Christian College Residential Properties,” has been completed by Archives and Architecture, Heritage Resource Partners and is attached. In addition to the historic report, the attachment includes completed State of California Department of Parks &

Recreation evaluation forms, associated City of San Jose tally sheets, and a supplemental information addendum. None of the subject residences are currently listed in the Historic Resources Inventory, however, the aforementioned report indicates that some are eligible for inclusion.

Fourteen residences along S. 11th St., S. 12th St., and Orvis Ave. are included within the subject proposal. The aforementioned historic report concludes that nine of those 14 residences are individually eligible for the Historic Resources Inventory. None of the buildings is eligible for listing as a City Landmark or for the California and National registers. Of the nine residences individually eligible for the Inventory, the applicant is proposing to demolish five and preserve four. The applicants also propose to preserve one additional home that is not individually eligible for the Inventory. Therefore, a total of five of the 14 existing residences are proposed to remain, and the others would be demolished under the current proposal. Additionally, the project proposes demolition of the detached accessory structures for four of the five residences that are proposed to remain. The attached site plan details this, and furthermore, the attached map, titled “Historic Tally Sheet Scores for Residences within PDC03-094,” shows the sites evaluated, the tally sheet score, and the proposed disposition of each residence.

In addition to eligibility for the Historic Resources Inventory, the historic report also states that a potential historic district of local significance may exist in the area. The potential historic district would be based on the concentration of persons of Italian origin and decent in the immediate area and their association with the San Jose Scavenger Company. The attached historic report and supplemental information provide details on this potential district. The supplementary information states that the residential properties 762 – 797 S. 12th and 798 S. 11th are not associated with persons of Italian origin or the San Jose Scavenger Company. As evidenced on the attached “Historic Tally Sheet Scores for Residences within PDC03-094,” the current proposal preserves several of the residences that score highest on the tally sheet. The residences proposed for preservation are also those that are most likely to contribute to a potential historic district in the area, as indicated in the supplemental historic information addendum.

Also included in the project proposal is the demolition of the industrial building currently located at 620 Orvis Ave. While this building was constructed in 1927 as a truck garage for the San Jose Scavenger Company, the structure itself, and its function, have been altered over time. The attached historic report indicates that the structure does not qualify for the Historic Resources Inventory due to the alterations.

ENVIRONMENTAL REVIEW

Environmental review for the subject project is incomplete at this time, however, staff anticipates the issuance of a Negative Declaration or Mitigated Negative Declaration to satisfy California Environmental Quality Act (CEQA) clearance. Riparian, stormwater, transportation, and historic issues are still being examined to evaluate impacts. Under the current proposal, staff believes that the project impacts in relation to historic resources would not trigger a significant impact under CEQA. For CEQA purposes, the City has considered resources eligible for or designated as City Landmarks as well as those resources eligible for or listed in the California Register of Historic Resources and National Register of Historic Places as the threshold of significance. The subject proposal does not propose to impact any structures qualifying for these designations.

GENERAL PLAN CONFORMANCE

The current proposal does not conform to the General Plan Land Use/Transportation Diagram designations currently on the site. Specifically, the proposed density along Orvis Ave. is higher than eight DU/AC, and the

density on the southern portion of the site adjacent to Highway 280 is lower than the 12-25 DU/AC designation on that portion of the site. To achieve conformance, the applicant has applied for a General Plan Amendment to change the General Plan Land Use/Transportation Diagram designation on the entire site to Medium Density Residential (8-16 DU/AC). If this designation were to be approved, the proposal would conform to the General Plan. With no change to the General Plan, the residences along the perimeter of the site on S. 11th St., S. 12th St., and Orvis Ave. would likely remain, and the southern portion of the subject site would likely be developed with an attached product type. The demolition of homes that qualify for the Historic Resources Inventory is contrary to the General Plan Historic, Archaeological and Cultural Resources Goal of preserving historically significant sites, structures and districts in order to promote a greater sense of awareness and community identity and to enhance the quality of urban living.

PROJECT DESCRIPTION

This project proposes to demolish nine of 14 existing residential structures and one existing industrial building within the project area. The current San Jose Christian College structures would also be demolished to make room for the bulk of the project. The College was largely constructed between 1950 and 1969. While the College does not appear to have historic significance, no historic evaluation has been conducted. Replacing the nine demolished homes, the industrial building, and the Christian College structures would be 55 single-family detached residences with rear loading garages off of private driveways. Revised elevation drawings for the proposal have not been submitted at this time, however, the applicants have indicated that the revised architecture will be ready for the Historic Landmarks Commission meeting. A 3.21 acre area at the east side of the subject site is proposed to be dedicated to the Department of Parks and Recreation to be used as a new public park. Please refer to the attached exhibits for more information.

ANALYSIS

The primary project issues for the Historic Landmarks Commission are historic preservation and compatibility with the existing neighborhood.

Historic Preservation. The proposal is an improvement over the original submittal, where all structures within the boundary of the Rezoning were proposed for demolition. The current proposal preserves five homes associated with persons of Italian origin and the San Jose Scavenger Company. These residences are also those that are most likely to contribute to a potential historic district in the area. Preservation of these homes would help to keep the historic character of Orvis Avenue intact. The industrial structure at 620 Orvis Avenue does not individually qualify for the inventory; however, it may be a potential contributor to a local historic district if one were researched. While the new proposal does not trigger significant impacts under CEQA, it does propose the demolition of structures that qualify for the Historic Resources Inventory.

Compatibility with the Existing Neighborhood. Revised elevations have not been submitted at this time, however, the applicants have indicated that they will be ready for the Historic Landmarks Commission meeting. Discussions with the applicants have indicated that in an effort to better integrate the new residences into the neighborhood, design elements from the existing neighborhood are being incorporated into the architecture of the proposed residences. The applicant has also indicated that on all new perimeter homes (those fronting S. 12th St. and Orvis Ave.), the second story will be setback from the front first story setback. This will step the mass of the homes back from the street and better blend the new residences with the remaining predominantly single story homes.

Site design changes have also been incorporated into the proposal to better integrate the project with the existing neighborhood. The spacing between the homes has been increased to better match the pattern across the respective streets. This objective was accomplished relatively well along Orvis Avenue, however, the increased spacing of the proposed homes along S. 12th St does not match the spacing across S. 12th St. to the west.

COMMUNITY OUTREACH

This proposal has been brought before the community on several occasions in order to identify topics of community concern. The site plan has been revised in response to issues raised in these meetings, however, some project issues remain.

The Campus Community Association and the University Neighborhoods Coalition submitted letters (attached) in opposition to any Zoning or General Plan density changes on any single-family properties located along S. 11th St., S. 12th St., and Orvis Avenue. The letters also express opposition to the demolition of any homes eligible for listing on the Historic Resources Inventory.

Planning staff contacted representatives of the Campus Community Association and the University Neighborhoods Coalition to inform them of the inclusion of this proposal on the Historic Landmarks Commission agenda. Staff has been available to discuss the proposal with members of the public. Additionally, prior to the public hearing, an electronic version of the staff report has been made available online, accessible from the Historic Landmarks Commission agenda, on the Planning Divisions' website.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission make recommendations to the Planning Division and Planning Commission regarding the historic issues of the proposed project.

Attachments: Maps
 Historic Report, Tally Sheets, and Addendum
 Plan set